

# Arlington Historic District Commissions

March 21, 2013  
Whittemore Robbins House

## FINAL AND APPROVED MINUTES

### Commissioners

**Present:** D. Baldwin, B. Cohen, J. Cummings, S. Makowka (arrived at 8:35pm), J. Nyberg, T. Smurzynski, J. Worden

### Commissioners

**Not Present:** J. Black, M. Logan, M. Penzenik,

**Guests:** B. Botterio, J. Silverman, T. White, J. Martin, G. Slebodnick

1. **AHDC Meeting Opens.** B Cohen served as chair due to the late arrival of S. Makowka  
8:00pm
2. **Appointment of alternate Commissioners; Pleasant Street – J. Cummings, S. Makowka, T. Smurzynski; Mt. Gilboa – B. Cohen, S. Makowka, T. Smurzynski.**
3. **Approval of draft minutes from February 28, 2013 meeting.** J. Worden moved approval, seconded by J. Nyberg. Unanimous approval of minutes.
4. **Communications**
  - a Letter from AHDC sent to MHC re: 75 Pleasant Street renovation grant
  - b Call from local realtor re: Inventory questions on listed property
  - c Application for CONA for door replacement at 119 Pleasant Street
  - d Application for COA for formal hearing in April for Lot 47 Pleasant (AKA 247 Pleasant Street) for new house
  - e Application for COA for formal hearing in April for fence at 161 Pleasant Street
  - f B. Cohen received email re: concerns on 75 Pleasant Street noise issues
  - g Email from B. Rehrig re: 75 Pleasant Street and conversation with neighbors
  - h D. Baldwin said someone on Jason Street interested in becoming a Commissioner.
  - i D. Baldwin attended BOS for reappointment meeting
5. **New Business**

Hearings (typically last around 20 minutes per application) 8:20pm

  - a **Continuation of Formal Hearing re: 75 Pleasant Street (Church of Christ) for renovations and additions.** B. Steines, project architect presented. Window profiles discussed. Would rather match the old church structure more. Protruding out, deepening freeze and giving more depth. Having nice shadow line and recessed sashes to give shadow

and depth to window itself. All wood, Marvin painted, no cladding. Replaced aluminum gutters with fiberglass. G. Slebodnick informed the Commission that they appreciated both our letter and the AHC letter which were sent to MHC for grant approval. Roof units were being pushed more inside the building, away from the edge. Replaced OSHA railing with 48" high screen which will be wood with nicely spaced painted panels. Will wrap around the side as well so that from a distance you cannot see the units and the noise level of the selected units is 72 decibels which is lower than regular traffic. The area will have a roof drain. Light fixtures were discussed at last meeting. The Church proposal does not change signage lights, just the lettering; they will have lights coming up stairs; and propose 18 foot light poles with dark colored classic pendant light and classic base at the two locations shown in the plans. There are no changes to the driveway, curb cut, etc. B. Cohen suggested moving back light pole from proposed position due to traffic flow. Discussion about height of lights, suggestion have lighting study done and to leave final height for approval by monitor prior to installation. They will also have a wall mounted light of similar design on side at handicap entrance. At entrance to ramp will have a light to match other lights. Applicant agreed they were willing to work out with the photometrics and to work with the monitor for final design. S. Makowka asked about electrical transformer and screening options. Answer: If you come out of driveway, any screening will block visibility; applicant feels less treatment will draw less attention. Applicant confirmed that unit will be fully enclosed. Applicant confirmed that all prior material specs on proposed drawings are still accurate with the only update being that that the proposed windows will be all wood per the Commission guidelines.

S. Makowka moved approval for the renovation of addition to the Pleasant Street Church per the plans presented at the hearings including the revised front window trim detailing presented tonight subject to the condition that the windows shall be wood, non-clad, and that other details shall be as discussed at hearing with final approval of lighting and materials to be approved by monitor prior to installation. Also approval of the removal of the non-original vestibule subject to the condition that such project shall include installation of original looking doors whose design shall be approved by monitor prior to installation. Seconded by J. Worden. Approve by unanimous vote. Monitors appoint: S. Makowka with B. Cohen assisting.

- b **Formal Hearing re: 160 Westminster Ave. (Jackson) for installation to a fence and addition of a storm door.** J. Silverman, 10 Montague Street, presented in absence of homeowner. Proposing 3.5 foot tall picket fence. There is an existing fence around 3 sides, part of which is rotted. They are asking to replace all of it to match. A second gate will be located around driveway to get access to yard waste. J. Worden said looking at the streetscape he likes the nice open area. J. Nyberg said he thinks 3.5 feet is too tall. There was discussion of the fence creating a visual barrier to the house and the fence design and location being not fully developed or thought out. The Commissioners suggested that the applicant consider putting the fence at front façade of the house to enclose the rear yard which doesn't require Commission approval. J. Worden moved denial of fence as presented, but that the Commission will issue a CONA for storm door and for a rear fence if the applicant wishes a fence behind the front façade as discussed and as illustrated in drawing by J. Nyberg and given to J Silverman. Seconded by J. Nyberg. Unanimous approval to deny application as submitted.
- c **Formal Hearing re: 204 Pleasant Street (Sirah Realty Trust) for changes to a cupola.** Architect T. White made presentation at meeting. Applicant wants to repair roof and replace cupola which is covered in aluminum. At present, it appears the corner boards are a folded piece of aluminum around some pressure treated wood and there is much rotted wood as well as a hole in ceiling of the attic that is bisecting the structural ridge. They are looking to rebuild a replica out of wood but would replace existing plexiglass covered green wood

louvers with window units. They will be keeping same pitch but changing roof to lead coated copper roof as on the lower garage roof. In response to a question he stated that some trim around house is 3" wide; on other area trim is 7" wide. They are also looking to replace a window at the peak of the gable on the Spy Pond side of the main structure as shown in the plans provided.

S. Makowka asked about the cupola windows: they will be windows on all four sides and the weathervane on top will be replaced or restored. D. Baldwin said in some ways is it changing it from a cupola to a belvedere. J. Nyberg said he prefers 7" wide trim on the corners of the cupola. He is also concerned that proposed pond side windows on the building itself will be very modern looking and not in keeping with the house. S. Makowka noted that this window is located on a rear façade but is still visible from pond. There was a discussion of various window configuration options.

J. Worden asked what is happening with unauthorized wall on Pleasant Street. Architect presenting said landscape architects were involved not his company. J. Worden moved we continue the hearing and deal with as a package to include the unauthorized wall that was constructed at Pleasant Street voted unanimously. S. Makowka said we need a representative from the property owner to attend next month to discuss the issues raised. S. Makowka added that it would be helpful for the Applicant to consider other window configuration options that might be deemed more appropriate.

- d **Informal Hearing re: Lot 47 (AKA 247 Pleasant Street) for new home construction.** B. Botterio brought handout for informal discussion. Tried to put together something that would fit in the neighborhood. He stated that this is a 6000SF lot and they are proposing a 3100SF house which is built out to limits of the lot zoning setbacks. J. Worden said he likes the house design; it is kind of interesting and reflects idea of neighboring house. However, from his perspective, the problem is the house is too large for the location and needs to shrink by something like 10%, perhaps by taking the garage off. There were discussions about the overall height of the house, the presence of a "portico" on the northerly side, and the details on the side facades that created awkward sight lines. Overall, the Commission was encouraged about the design direction but offered a suggestion that the applicant rethink the appropriateness of the overall size and massing before submitting plans for a formal hearing.

## **6 Other Business**

- a Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtors
- c. Update of Project List by Commissioners
- d. Discussion re: joint AHDC/AHC meeting
- e. Advertising needed for open Commissioner seats

## **7 OPEN FORUM**

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation - No matters presented

**Meeting adjourned 10:12pm**